

RECORDING REQUESTED BY:
Public Works Department
County of San Luis Obispo
County Government Center, Room 207
San Luis Obispo, CA 93408

WHEN RECORDED RETURN TO:
County Clerk
County of San Luis Obispo
1055 Monterey St, Room D120
San Luis Obispo, CA 93408

APN: 014-321-014 (portion)

No recording fee per Government Code #6103
No Documentary Transfer Tax per Revenue and
Taxation Code #11922

PUBLIC ROAD AND SLOPE EASEMENT DEED No. 15-03

THIS INDENTURE, made this ____ day of _____, 20____, by Douglas Tharalson and Diana Tharalson, Trustees of the Douglas Tharalson and Diana Tharalson Living Trust, dated October 10, 1997, hereinafter referred to as "Grantor", and the COUNTY OF SAN LUIS OBISPO, a political subdivision of the State of California, hereinafter referred to as "County":

WITNESSETH:

That Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant unto County, its successors and assigns, an easement and right of way for public road and slope purposes including, but not limited to, the right to lay, construct, repair, maintain, operate, renew, and replace roadway improvements, roadway related water collection and drainage systems, public utility facilities and appurtenances incidental thereto over, upon, and under that certain real property in the County of San Luis Obispo, State of California, described as follows:

see EXHIBIT "A", attached hereto and made a part hereof.

The easement granted herein includes the right to maintain slopes and ditches; plant and maintain grass, plants, trees or shrubs within the easement area for soil erosion purposes. Additionally, Grantor does hereby further grant to County, its successors and assigns, the necessary rights of entry to and from the hereinabove described property over existing roadways and pathways for operation of said easement.

The consideration hereinabove recited shall constitute payment in full for any severance damages to the remaining property of the Grantor, their successors and assigns, by reason of the construction, reconstruction, operation, repair and maintenance of said improvements referred to herein.

The provisions hereof shall inure to the benefit of the County, its successors and assigns, and shall bind the heirs, executors, administrators, assigns, and successors in interest of the respective parties hereto, and all covenants shall apply to and run with the above described property.

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

(As used above the term "GRANTOR" shall include the plural as well as the singular number and the word "his" shall include the feminine gender as the case may be.)

Douglas Tharalson and Diana Tharalson, Trustees of the Douglas Tharalson and Diana Tharalson Living Trust, dated October 10, 1997, GRANTOR(S)

By: _____
Douglas Tharalson, Trustee

By: _____
Diana Tharalson, Trustee

Date: _____

Date: _____

ACKNOWLEDGMENT

State of California
County of _____)

On _____ before me, _____, Notary
public (insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the **COUNTY OF SAN LUIS OBISPO**, grantee herein, hereby accepts for public purposes the real property, or interest therein, described in the foregoing Public Road and Slope Easement Deed dated _____, 20____, from Douglas Tharalson and Diana Tharalson, Trustees of the Douglas Tharalson and Diana Tharalson Living Trust, dated October 10, 1997, Grantor herein, and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this ____ day of _____, 20____.

COUNTY OF SAN LUIS OBISPO

Chairperson of the Board of Supervisors
County of San Luis Obispo

ATTEST:

Julie L. Rodewald County Clerk-Recorder
County of San Luis Obispo

Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel

By: _____ Dated: _____, 20____
Deputy County Counsel

G:\Right of Way\PWA\z Cypress Mtn Rd at Klau Crk Brdg\Tharalson Esmnt Deed

ACKNOWLEDGMENT

State of California
County of _____)

On _____ before me, _____, Notary Public
(insert name and title of the officer)
personally appeared _____

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

LEGAL DESCRIPTION

EASEMENT PARCEL

That portion of Parcel 2 of Parcel Map CO-76-466 filed in Book 25 at Page 47 of Parcel Maps in the Office of the County Recorder of San Luis Obispo County, State of California, within the following described boundaries:

Commencing at the north quarter corner of Section 5, Township 27 South, Range 10 East M.D.M and being marked by the found BLM bronze disk marked "T26S R10E S32 1/4 S5 T27S 2000" and accepted as a replacement of the one inch iron pipe with plastic plug tagged "L.S. 3673" as shown on the Record of Survey map filed in Book 27 at Page 3 of Licensed Surveys in the Office of the County Recorder of said County, said point bearing North 05°56'52" East 1,569.93 feet from the southerly terminus of course labeled "1" on said Record of Survey map, said point being marked by a found railroad spike as shown on said Record of Survey map;

Thence South 48°40'36" East 712.36 feet to the True Point of Beginning;

Thence North 40°37'17" East 191.50 feet to the beginning of a curve concave to the northwest having a radius of 100.00 feet;

Thence northeasterly along said curve through a central angle of 13°27'16" an arc distance of 23.48 feet;

Thence North 27°10'02" East 102.54 feet to the beginning of a curve concave to the southeast having a radius of 100.00 feet;

Thence northeasterly along said curve through a central angle of 52°46'54" an arc distance of 92.12 feet;

Thence North 79°56'56" East 140.36 feet;

Thence North 10°03'04" West 30.00 feet;

Thence South 79°56'56" West 125.00 feet;

Thence North 10°03'04" West 10.00 feet;

Thence South 79°56'56" West 15.36 feet to the beginning of a curve concave to the southeast having a radius of 140.00 feet;

Thence southwesterly along said curve through a central angle of 51°21'35" an arc distance of 125.50 feet;

Thence South 61°24'39" East 10.00 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 130.00 feet and to which beginning a radial bears North 61°24' 39" West;

Thence southwesterly along said curve through a central angle of 1°25'19" an arc distance of 3.23 feet;

Thence South 27°10'02" West 102.54 feet to the beginning of a curve concave to the northwest having a radius of 70.00 feet;

Thence southwesterly along said curve through a central angle of 13°27'16" an arc distance of 16.44 feet;

Thence South 40°37'17" West 191.50 feet;

Thence South 49°22'43" East 30.00 feet to the True Point of Beginning.

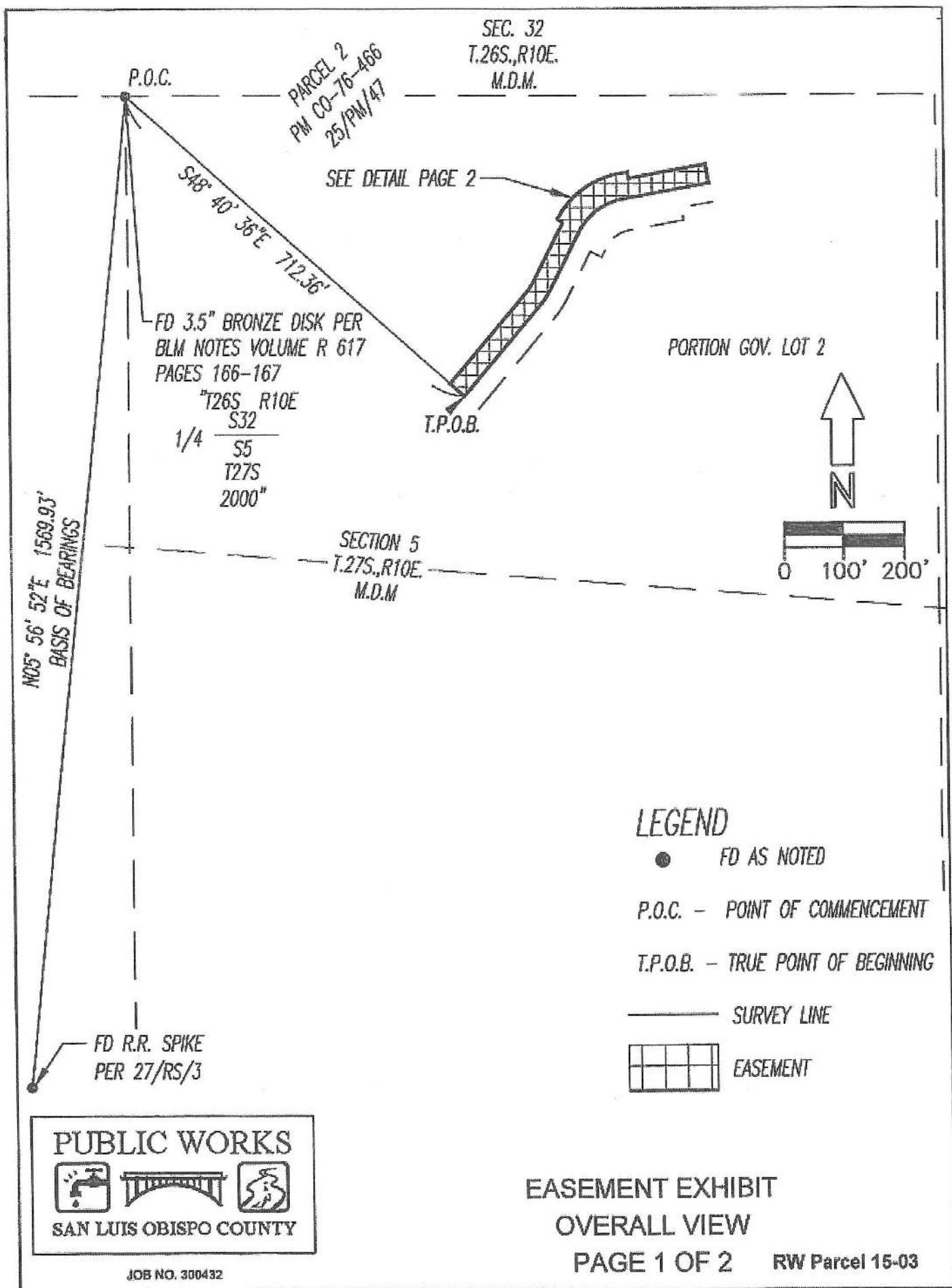
The above described Easement Parcel is graphically shown on the Easement Exhibit consisting of two pages, attached hereto and made a part hereof.

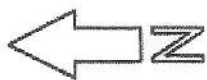
END DESCRIPTION

Joseph T. Morris

Joseph T. Morris, PLS 6192 7/6/2015







FD 3.5" BRONZE DISK PER
BLM NOTES VOLUME R 617
PAGES 166-167
T26S R10E
S32

1/4 S5
T27S
2000'

N05° 56' 52"E 1569.93'
BASIS OF BEARINGS

P.O.C.

S48° 40' 36"E 712.36'

FD R.R. SPIKE
PER 27/RS/3

T.P.O.B.

S40° 37' 17"W 191.50'

N40° 37' 17"E 191.50'
S49° 22' 43"E 30.00'

L=16.44', R=70.00'
 $\Delta=13^{\circ}27'16''$

S27° 10' 02"W 102.54'

L=3.23', R=130.00'
 $\Delta=1^{\circ}25'19''$

S61° 24' 39"E 10.00'

L=125.50', R=140.00'
 $\Delta=51^{\circ}21'35''$

S79° 56' 56"W 15.36'

L=92.12', R=100.00'
 $\Delta=52^{\circ}46'54''$

N79° 56' 56"E 140.36'

N10° 03' 04"W 10.00'
S79° 56' 56"W 125.00'
N10° 03' 04"W 30.00'

LEGEND

● FD AS NOTED

P.O.C. - POINT OF COMMENCEMENT

T.P.O.B. - TRUE POINT OF BEGINNING

— SURVEY LINE

EASEMENT



PUBLIC WORKS



SAN LUIS OBISPO COUNTY

EASEMENT EXHIBIT
DETAIL VIEW

PAGE 2 OF 2

RW Parcel 15-03

JOB NO. 300432